

B12-7

# UNOFFICIAL COPY



Doc#: 1610641112 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/15/2016 12:46 PM Pg: 1 of 4

MGR

## WARRANTY DEED ILLINOIS STATUTORY

PLEASE RETURN TO:  
BARRISTER TITLE  
15000 SO. CICERO AVE.  
OAK FOREST, IL 60452

16 BAR 37505

THE GRANTOR(S), **KAREN SCHMIDT, NOW KNOWN AS KAREN DOLMAN**, a married woman, of the City of Stamford, County of Fairfield, State of Connecticut, **CONVEY(S) and WARRANT(S) TO AMBIKA GARG AND HIMANSHU SHARMA**, of Chicago Illinois  
Tenants by Tenancy 1404 W. Taylor Street Apt 2 \*  
for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: \* Chgo. IL 60607

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyers; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general real estate taxes not yet due and payable at the time of Closing.

THIS IS NOT HOMESTEAD PROPERTY.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-22-107-069-1032 & 17-22-107-069-1220

Address(es) of Real Estate: 1464 South Michigan Avenue, Units 702 and P-12, Chicago, Illinois 60605

5 day of April, 20 16

Karen Dolman  
KAREN SCHMIDT, NOW KNOWN AS  
KAREN DOLMAN

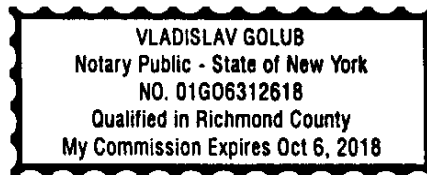
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STATE OF NY, COUNTY OF New York SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that KAREN SCHMIDT, NOW KNOWN AS KAREN DOLMAN is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5 day of April, 20 16

(Notary Public)



**Prepared by:**

Cynthia Zenko, Attorney at Law, 15000 S. Cicero Ave., Oak Forest, IL 60452

**Mail To:**

*Sam as*  
Peter L. Marx  
714 W. Addison St.  
Chicago, IL 60634  
*TA 9/26/16*

**Name and Address of Taxpayer:**

Ambika Garg and Himanshu Sharma  
1464 S. Michigan Ave., Unit 702  
Chicago, IL 60605

REAL ESTATE TRANSFER TAX		14-Apr-2016
	COUNTY:	175.00
	ILLINOIS:	350.00
	<b>TOTAL:</b>	<b>525.00</b>
17-22-107-069-1032   20160401691109   0-437-067-328		

REAL ESTATE TRANSFER TAX		14-Apr-2016
	CHICAGO:	2,625.00
	CTA:	1,050.00
	<b>TOTAL:</b>	<b>3,675.00 *</b>
17-22-107-069-1032   20160401691109   0-356-089-408		

\* Total does not include any applicable penalty or interest due.

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

DWELLING UNIT 702 AND GARAGE UNIT(S) P-12 IN THE 1464 SOUTH MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF S-19, LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY.

THE SOUTH 3.1 FEET OF LOT 23 (EXCEPT ALLEY) AND ALL OF LOT 24 (EXCEPT ALLEY) IN SPRING TRACT OF NORTH WEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO NORTH 4.64 FEET OF LOT 1 (EXCEPT ALLEY) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTH WEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 3 (EXCEPT THAT PORTION THEREOF TAKEN OR USED FOR ALLEY) IN COUNTY CLERK'S DIVISION OF LOTS 2 AND 3 IN BLOCK 19 IN ASSESSOR'S DIVISION OF NORTH WEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO MAP OF SAID COUNTY CLERK'S DIVISION RECORDED APRIL 23, 1878 IN BOOK 13 OF PLATS, PAGE 78.

#### PARCEL 3:

THE SOUTH 21.06 FEET OF LOT 1 IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A STRIP OF LAND 8.94 FEET IN WIDTH LYING SOUTH OF AND ADJOINING LOT 1 OF THE SAME DEPTH AS LOT 1 (EXCEPT FROM EACH THOSE PARTS TAKEN AS ALLEY).

THE NORTH 25 FEET OF LOT 2 (EXCEPT THAT PART TAKEN FOR AN ALLEY) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, OTHERWISE BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST LINE OF MICHIGAN AVENUE IN THE CITY OF CHICAGO, IN COOK COUNTY, ILLINOS AT A POINT 772.7 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION; THENCE RUNNING WEST 181.9 FEET MORE OR LESS TO A POINT MIDWAY BETWEEN THE WEST LINE OF MICHIGAN AVENUE AND THE EAST LINE OF WABASH AVENUE; THENCE RUNNING SOUTH 25 FEET; THENCE EAST TO THE WEST LINE OF MICHIGAN AVENUE; THENCE NORTH ON SAID WEST LINE 25 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR AND USED AS AN ALLEY) ALSO LOT 2 (EXCEPT 9.7 FEET OFF THE WEST END THEREOF), IN COOK COUNTY CLERK'S DIVISION OF LOTS 2 AND 3 IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTH WEST FRACTIONAL

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QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0803903091 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 1464 South Michigan Ave, Apt 702, Chicago, IL 60605  
PIN # 17-22-107-069-1032 and 17-22-107-069-1220

Property of Cook County Clerk's Office